

UNOFFICIAL COPY



**WARRANTY DEED**

**MAIL TO:**

SPAGNOLO & HOEKSEMA, LLC  
Suite 100  
2500 W. Higgins Road  
Hoffman Estates, IL 60169

Doc#: 1024431130 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/01/2010 04:34 PM Pg: 1 of 3

**TAXPAYER NAME & ADDRESS**

Graziella Sergio, Manager of  
Sergio Capital, LLC  
1040 N. Lakeshore Dr., #20A  
Chicago, IL 60611

THE GRANTOR, GRAZIELLA SERGIO, a married woman, of Chicago, County of Cook, State of Illinois for the consideration of Ten and 00/100 DOLLARS, and other good & valuable consideration in hand paid, CONVEYS and WARRANTS to GRAZIELLA SERGIO, AS MANAGER OF SERGIO CAPITAL, LLC whose principal office is located at 1040 N. Lakeshore Dr., #20A, Chicago, IL 60611, as SOLE OWNER, the following described Real Estate situated in the County of Cook in the State of Illinois:

UNIT 2201 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 50 EAST BELLEVUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25221794, IN SECTION 03, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 17-03-202-065-1112  
Property Address: 50 E. Bellevue, Unit 2201, Chicago, IL 60611

Subject to real estate taxes for the years 2009 and thereafter, covenants, conditions and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises as SOLE OWNER.

DATED this 28 day of AUGUST, 2010.

\_\_\_\_\_  
Graziella Sergio

\_\_\_\_\_  
James J. Banks, solely for the purpose  
of waiving homestead rights

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Graziella Sergio and James J. Banks, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

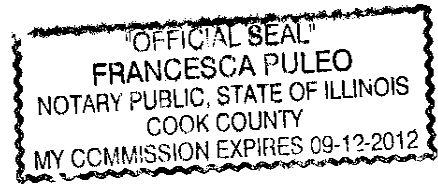
Given under my hand and notary seal, this 23 day of August, 2010.

*Francesca Puleo*

Notary Public

My commission expires:

*9/16/2012*



ILLINOIS TRANSFER STAMPS  
Exempt under Real Estate Transfer Law  
35 ILCS 200/31-46, sub paragraph e

Date: 8/23/2010

Signature: *[Handwritten Signature]*  
Graziella Sergio

City of Chicago  
Dept. of Revenue  
**604660**



Real Estate  
Transfer  
Stamp  
**\$0.00**

8/30/2010 16:27  
dr00764

Batch 1,742,209

Prepared by: Don O. Spagnolo, SPAGNOLO AND HOEKSEMA, LLC  
Suite 100, 2500 W. Higgins Road, Hoffman Estates, IL 60169

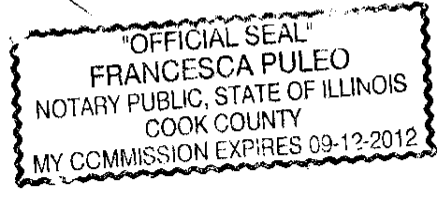
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## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent(s) affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural people, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as people and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 8/23, 2010

By: [Signature]  
Graziella Sergio



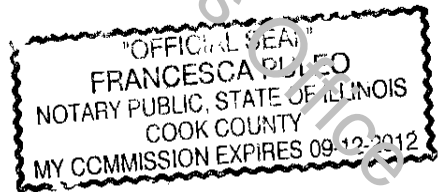
Subscribed and sworn to before me this 23 day of August 2010.

[Signature]  
Notary Public

The Grantees or their agent(s) affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural people, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business, or other entities recognized as people and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 8/23, 2010

By: [Signature]  
Graziella Sergio, as Manager of Sergio Capital, LLC



Subscribed and sworn to before me this 23 day of August 2010.

[Signature]  
Notary Public

**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)